

Minutes – Community Input Meeting – Perryman Forest – Sub-Division

February 8, 2008

Presenters – Ken Colbert – Partner, Colbert Matz Rosenfelt, Inc, Engineers
Ed von Lange, Partner – GVL Development Group, LLC

Approximately 25 members of the community in attendance, sign in sheet attached for reference.

Questions asked and answers, (in bold Type), during the meeting:

The area of wetlands that border Mitchell Ave, will there be any additional development phases that can encroach into this area? **No, not based upon current environmental regulations**

Are trees being replanted for these that are being taken down? **Disturbance and/or clearing with the Critical Area is limited to 25% of the land area within the Critical Area. Any other mitigation for trees being taken down will be based upon applicable County environmental requirements**

Who is going to own the remaining land that will not have homes built on? **The remaining land will be put into an H.O.A.**

Will the new homeowners be informed that they will be responsible for the SWM ponds? **Yes.**

Will there be restrictions in H.O.A. to restrict development in the critical area. **Yes.**

What improvements are being proposed to Mitchell Ave. **None at this time. The need for improvements to Mitchell Ave will be determined as part of the review by the County**

Were signs posted around the property informing the public about this meeting? **Yes, concurred by other members of the public.**

On Mitchell Ave. there is a severe drop-off that makes the road inadequate for a school bus and car to pass on the road, is anything being done about that? **A traffic study has been conducted and the county has not informed us of any issues relating to Mitchell Ave. Any necessary improvements to Mitchell Ave will be determined by the County.**

Where will the SWM water be discharged to? **Final design of SWM has not been completed, so we don't have that information available.**

Will the SWM require an NPDES permit? **Yes.**

Have the Wetlands been approved and identified? **Yes, all environmental information has been provided to the county. A wetlands and forest stand delineation has been prepared by the environmental consultant and submitted to the County. As far as we know, it has been approved.**

What is the status of the attorney generals order against Synvest REIT, and how are they involved in this project. **We are not in a position to address matters that are not relevant to this development.**

What has been done by the builders on the property being built by Alteri in reference to the re-planting of trees? **We don't have any information on another development.**

Our experience is that builders will tear down all the trees they can. **We are not necessarily going to be the builders and at this stage can not say what or how many trees will be taken down. Our experience tells us that a builder will try to take down a few trees as possible in most situations. But, we can't speak for the builders who have yet to be identified.**

Do you believe that Mitchell Dr is safe to drive on? **We have been on Mitchell Ave, and did not readily observe specific problems. As stated earlier, if the County recognizes any problems with Mitchell Ave, they will require specific improvements**

Will you be willing to spend extra money to make this a viable project? **We will do what is necessary to make this a viable project.**

Was there a bond that was defaulted on due to the cost exceeding the bond for the re-planting of trees on an earlier project? **We don't have any information on an earlier project. We are hear to address the Perryman Forest project.**

Is gas coming from the same place? **Gas will be accessed from what is currently near the site.**

Is the road bed sharing the same sewer line, and if so will you replace the line to make sure that it doesn't break and go into the river? **Yes, the road will be above the current sewer line. If the county requires us to replace the line then we will.**

Shouldn't the road be in a different place so it's not on top of the sewer line? **Not always, the road can provide substantial cushioning.**

The county said that the line would not hold up with a road on top of the sewer line. **We do not have any information about that.**

Based on your drawing you have the road going over part of the wetlands, how can you put a road on top of wetlands? **You are allowed to put roads and utilities on top of wetlands based on county zoning.**

Why would you not put the entrance to the development out on Forest Green Rd if you can build on the wetlands? **That would necessitate an undue amount of disturbance to the delineated wetlands.**

Did you talk to someone about putting the road on top of the sewer line? **Any need to relocate the proposed roadway, or provide protection to the sewer line will be determined by the County.**

How long ago did you talk to planning and zoning? **30 days ago.**

Are the environmental people you used for this development trustworthy? **Yes.**

How do know that they can be trusted? **No answer.**

How can the 4 wetland areas have lots built on them? **Currently, they cannot, but since they are isolated and fall under 40,000sq ft we can request a permit for disturbance of the wetlands.**

How can you have homes near a wetland? **The building envelopes shown satisfy the minimum setback requirements.**

What steps have been taken to resolve the deed restrictions that are part of a sub-division plat recorded within the site (that was set aside for a recreation area back in the 40's)? **We have no knowledge of any deed restrictions.**

Plat 2-81 says that this area is deeded as a recreation area. **We have no knowledge of this and will check into it.**

The county referred to plat 2-81 when they awarded Alteri homes there lots. **No Answer**

Previous developer gave a plan to homeowners that showed paths and woods would stay the way they are now. **We have no information on any prior builder's plans.**

The Riverwalk development showed these areas as protected. **Once again we have not information on the prior builder.**

The builder represented the original homes had walking paths etc. **As we said we have no information on what a prior builder did or didn't do.**

Are trees near the property lines being taken down? **We don't have an answer for that as we are not the builders and that will dealt with by the builder.**

Water cascades down into the current homes on Mitchell based on the topography.
Drainage provisions will addressed during final design

It was all good on paper but we haven't seen anything done. **No answer.**

What is the status of 1983 Mitchell Road, lot 10? **As we said earlier we don't have any information on prior builders or other properties.**

Previous project was not completed; things are not finished from old projects. **As I said we have no information on the prior project.**

Is Riverwalk the same or will it be involved in Riverwalk II? **No, they are separate.**

Have you talked to the trailer park people to ask them for access from their side? **No we have not.**

Would all the SWM be approved before building is done? **Yes, that will need to be approved by the county before building would begin.**

You know you're in for a fight on this project! **No answer.**

Are we dealing with GVL Development, is final engineering done? **Yes, GVL Development will be managing the development stage; no final engineering has not been completed.**

Will there be other meetings on this project? **Yes, DAC**

Is the development road going to be wider than Mitchell? Why would they do that? **We designed the road based on the counties requirements.**

Did you know about the pet cemetery in Howard County? **Not sure what that has to do with this project?**

Meeting adjourned at approximately 7:25pm.